

DUARGEMA GROUP

INNOVATION FOR A DIVERSIFIED, SUSTAINABLE AND INTEGRATED TOURISM



DuarGema



Sal Rei City - Boa Vista

**Cape Verde is ready
to lead the sustainable tourism of the future!**

BUT THIS REQUIRES TRANSFORMING THE MODEL — NOT JUST THE DESTINATION



In the current model: **All-inclusive**

70%
of the revenue leaves the country

- ⚠ Local retention: only 15% to 25%
- Low integration with agriculture, fishing, commerce
- Precarious jobs and social instability



In the new model: **Integrated Sustainable Tourism**



Circular economy



Productive and logistical integration



Social inclusion and training



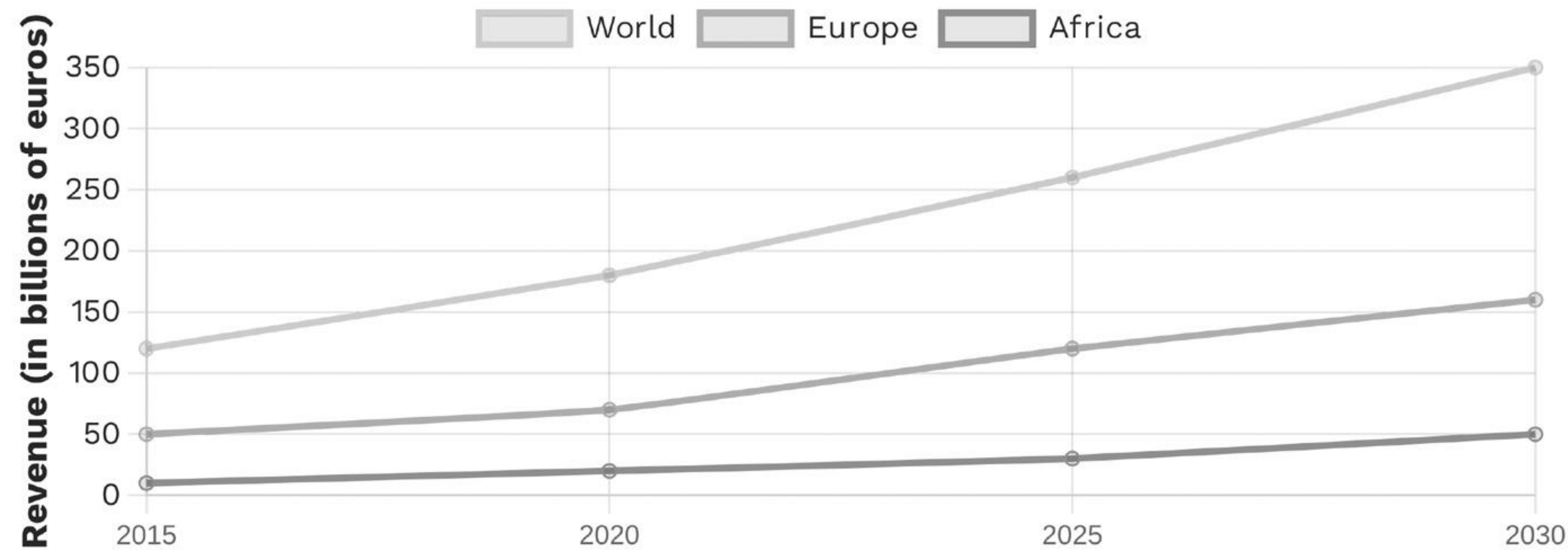
Real environmental sustainability

Direct comparison: All-Inclusive vs Integrated Sustainable Tourism

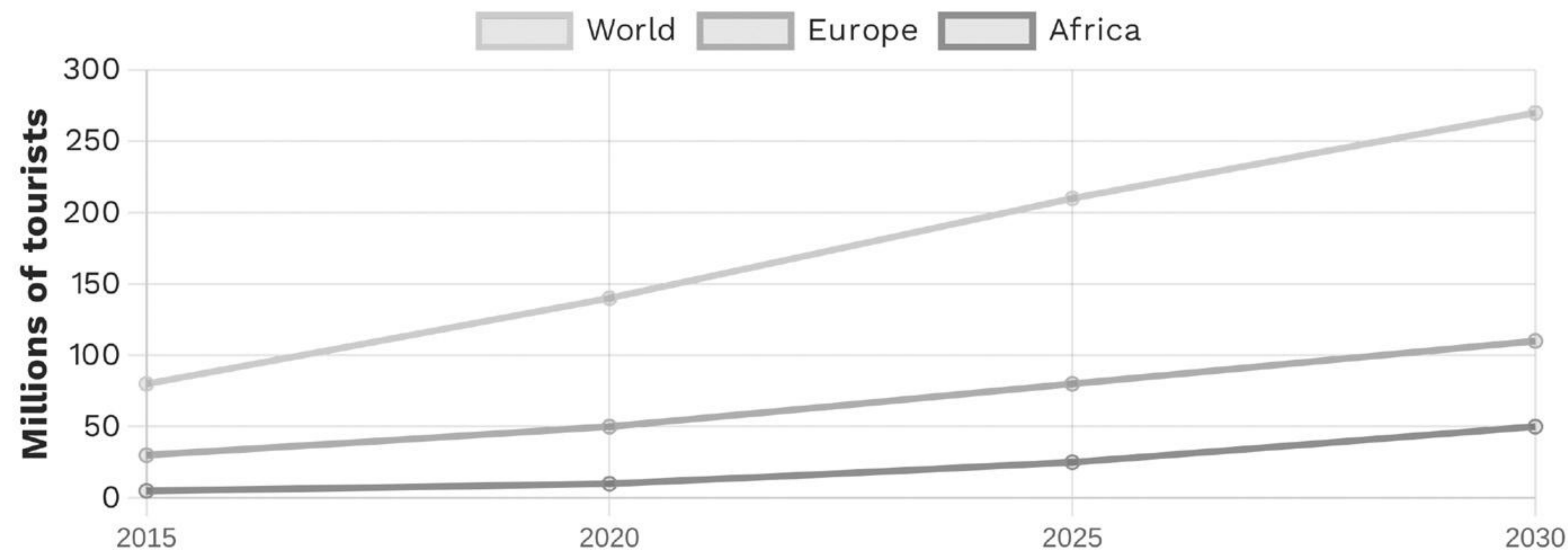
Indicator	Current Model	LIMÚ
Local retention	15–25%	50–60%
Integration with economy	Weak	High
Skilled jobs	Low	Strong
Environmental impact	Negative	Planned
Local development	Minimal	Systemic

THE NEW MODEL REPRESENTS A GAME-CHANGING
SHIFT FOR CAPE VERDEAN TOURISM

Revenue Generated by Sustainable Tourism (2015-2030)



Number of Tourists (2015-2030)



Sources: UNWTO, WTTC, UNEP - Estimates based on global projections



Expected impacts (economic and social)



Generation of thousands of direct and indirect jobs



Local technical training



Return of capital to the State



Real urban and human development



Model's potential in national expansion and integration



Replicable model in other islands

Adaptation of the concept to the specificities of each island



Reduction of food and logistical dependence

Strengthening of local production chains

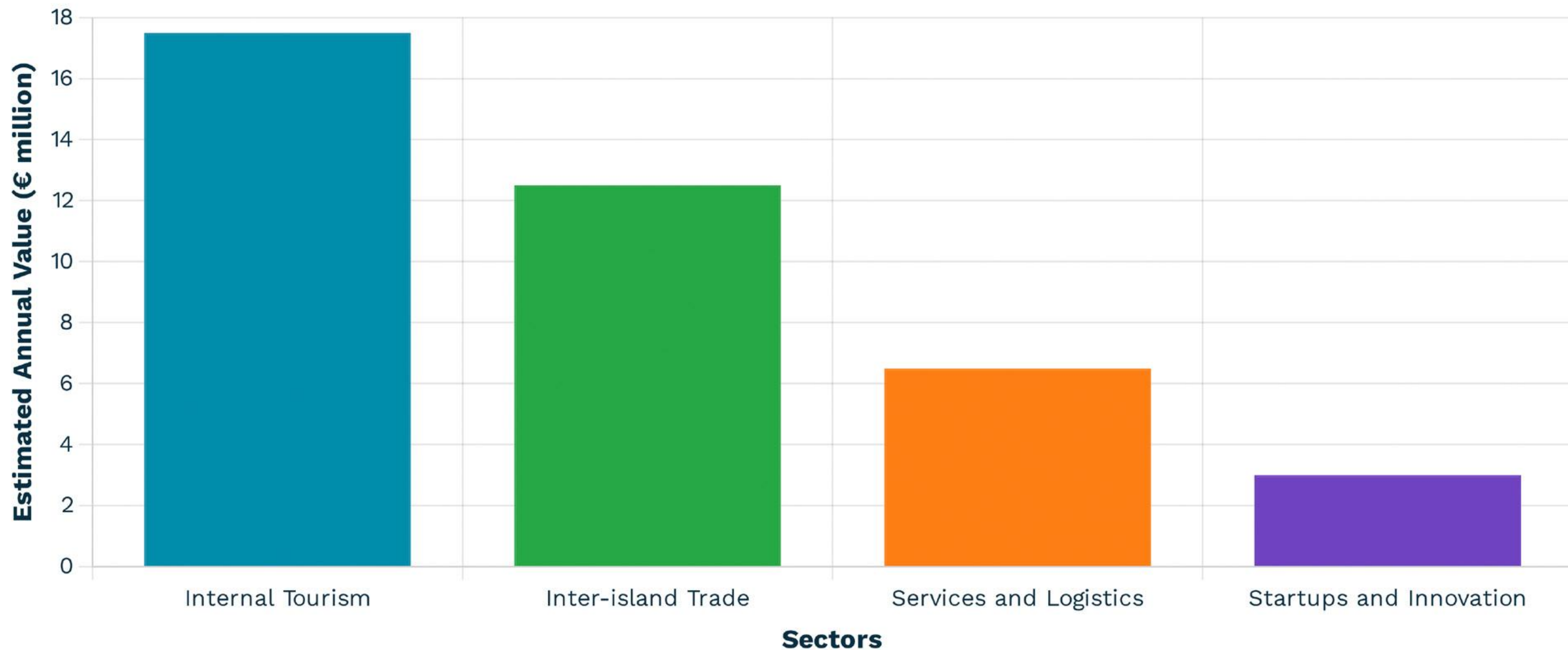


Potential for decentralized investment

Balanced distribution of economic development

Benefits of Inter-Island Integration

(annual estimate in €)



Without integration, Cape Verde loses opportunities every year

Details of the DuarGema Investment Fund

Target capital: EUR 2 Billion EUR

Fund type: Real estate tourism investment fund; renewable energies; logistics; Blue economy and agriculture; we focus Cape Verde.

Invested capital: 11.4 Million EUR

In investments until 04/25: 41 Million EUR

Expected annual return: minimum of 8% p.a.

Fund duration: 8 years, with possible 2-year extension

Minimum investment: EUR 125,000 (for qualified investors)

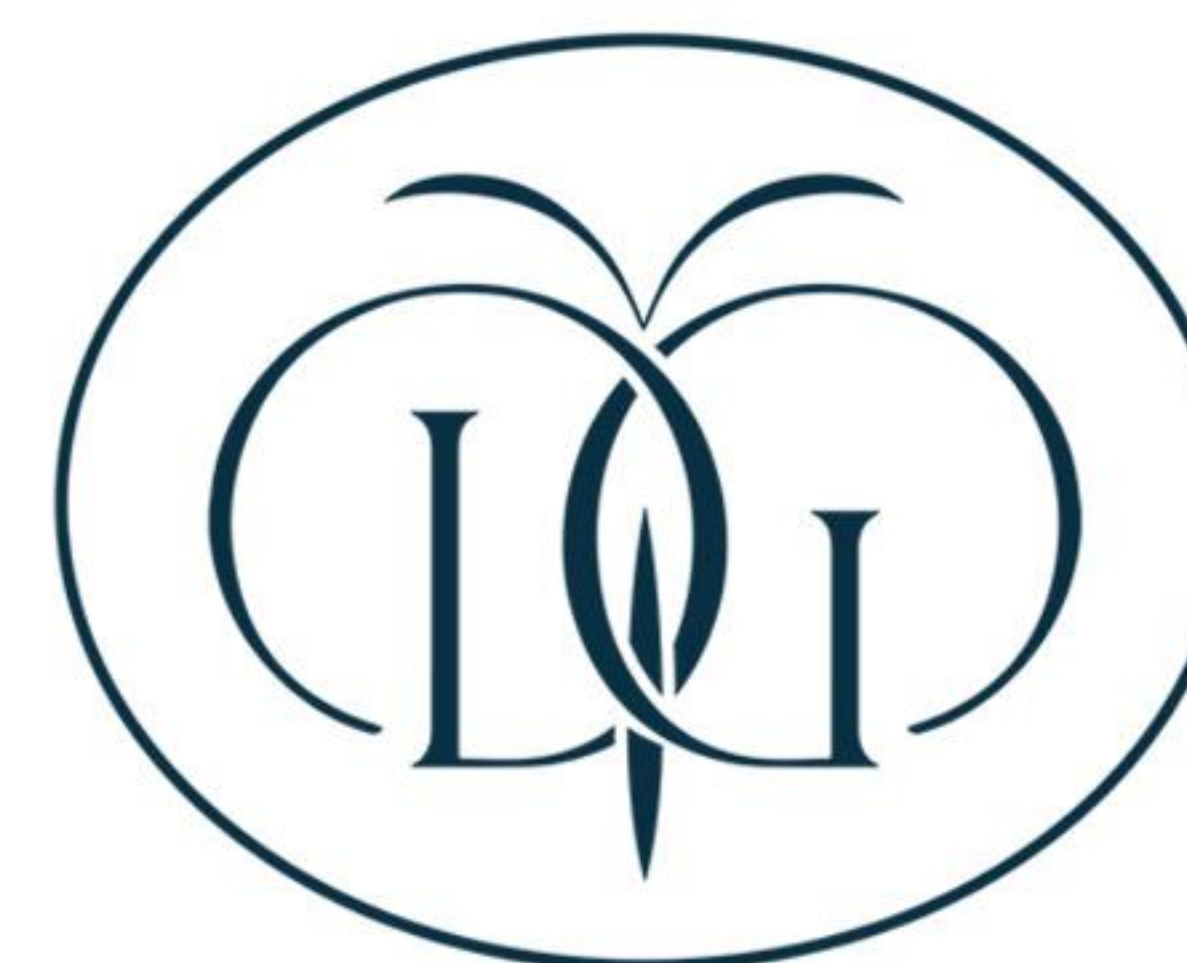
External financing: up to 75% of total project costs

Investment commitment: 2 years; Exit lock-up period: 4 years

Target locations: Praia, Boa Vista, Maio, São Vicente, Fogo, Santo Antão and Santiago

Fund administrator: DuarGema Investment Ltd.

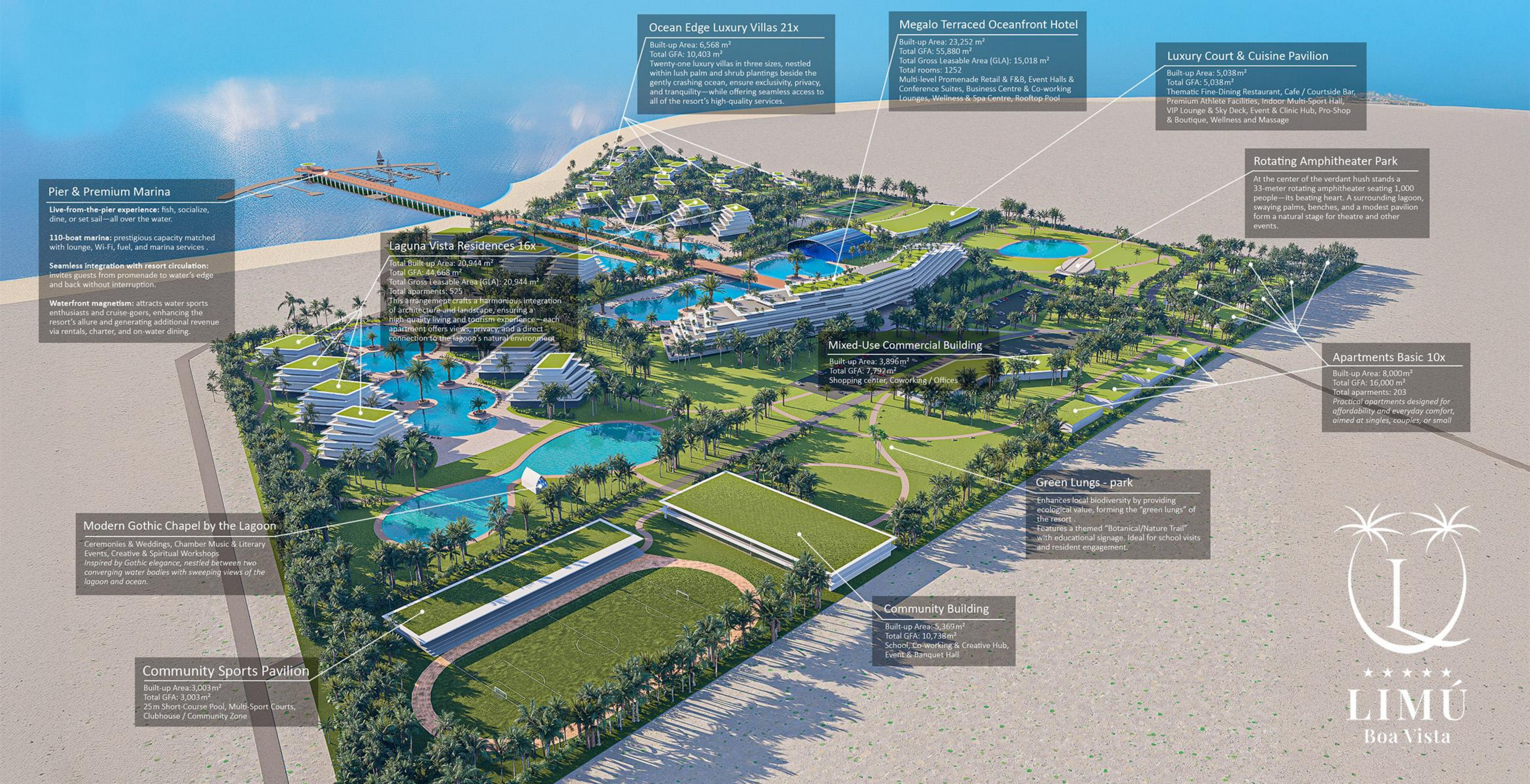
Depository: ČSOB (KBC Group) and Česká spořitelna (Erste Group)



DuarGema

Expected Return for Investors

Annual Return	For the Investor	For the Manager
8-10% p.a.	70%	30%
10-12% p.a.	50%	50%
12% + p.a.	30%	70%



Pier & Premium Marina

Live-from-the-pier experience: fish, socialize, dine, or set sail—all over the water.

110-boat marina: prestigious capacity matched with lounge, Wi-Fi, fuel, and marina services.

Seamless integration with resort circulation: invites guests from promenade to water's edge and back without interruption.

Waterfront magnetism: attracts water sports enthusiasts and cruise-goers, enhancing the resort's allure and generating additional revenue via rentals, charter, and on-water dining.

Ocean Edge Luxury Villas 21x

Built-up Area: 6,568 m²
Total GFA: 10,403 m²
Twenty-one luxury villas in three sizes, nestled within lush palm and shrub plantings beside the gently crashing ocean, ensure exclusivity, privacy, and tranquility—while offering seamless access to all of the resort's high-quality services.

Megalo Terraced Oceanfront Hotel

Built-up Area: 23,252 m²
Total GFA: 55,880 m²
Total Gross Leasable Area (GLA): 15,018 m²
Total rooms: 1252
Multi-level Promenade Retail & F&B, Event Halls & Conference Suites, Business Centre & Co-working Lounges, Wellness & Spa Centre, Rooftop Pool

Luxury Court & Cuisine Pavilion

Built-up Area: 5,038 m²
Total GFA: 5,038 m²
Thematic Fine-Dining Restaurant, Cafe / Courtside Bar, Premium Athlete Facilities, Indoor Multi-Sport Hall, VIP Lounge & Sky Deck, Event & Clinic Hub, Pro-Shop & Boutique, Wellness and Massage

Rotating Amphitheater Park

At the center of the verdant hush stands a 33-meter rotating amphitheater seating 1,000 people—its beating heart. A surrounding lagoon, swaying palms, benches, and a modest pavilion form a natural stage for theatre and other events.

Laguna Vista Residences 16x

Total Built-up Area: 20,944 m²
Total GFA: 44,668 m²
Total Gross Leasable Area (GLA): 20,944 m²
Total apartments: 525
This arrangement crafts a harmonious integration of architecture and landscape, ensuring a high-quality living and tourism experience—each apartment offers views, privacy, and a direct connection to the lagoon's natural environment

Mixed-Use Commercial Building

Built-up Area: 3,896 m²
Total GFA: 7,792 m²
Shopping center, Coworking / Offices

Apartments Basic 10x

Built-up Area: 8,000 m²
Total GFA: 16,000 m²
Total apartments: 203
Practical apartments designed for affordability and everyday comfort, aimed at singles, couples, or small

Modern Gothic Chapel by the Lagoon

Ceremonies & Weddings, Chamber Music & Literary Events, Creative & Spiritual Workshops
Inspired by Gothic elegance, nestled between two converging water bodies with sweeping views of the lagoon and ocean.

Green Lungs - park

Enhances local biodiversity by providing ecological value, forming the "green lungs" of the resort.
Features a themed "Botanical/Nature Trail" with educational signage. Ideal for school visits and resident engagement.

Community Sports Pavilion

Built-up Area: 3,003 m²
Total GFA: 3,003 m²
25m Short-Course Pool, Multi-Sport Courts, Clubhouse / Community Zone

Community Building

Built-up Area: 5,369 m²
Total GFA: 10,738 m²
School, Co-working & Creative Hub, Event & Banquet Hall



LIMÚ

(Boa Vista)

SUSTAINABLE DEVELOPMENT GOALS



Alignments with global and national goals

Agenda 2030

SDG 8

SDG 9

SDG 11

SDG 12

SDG 13

National

National Sustainable Development Strategy

International

Alignment with EU and BAfD programs

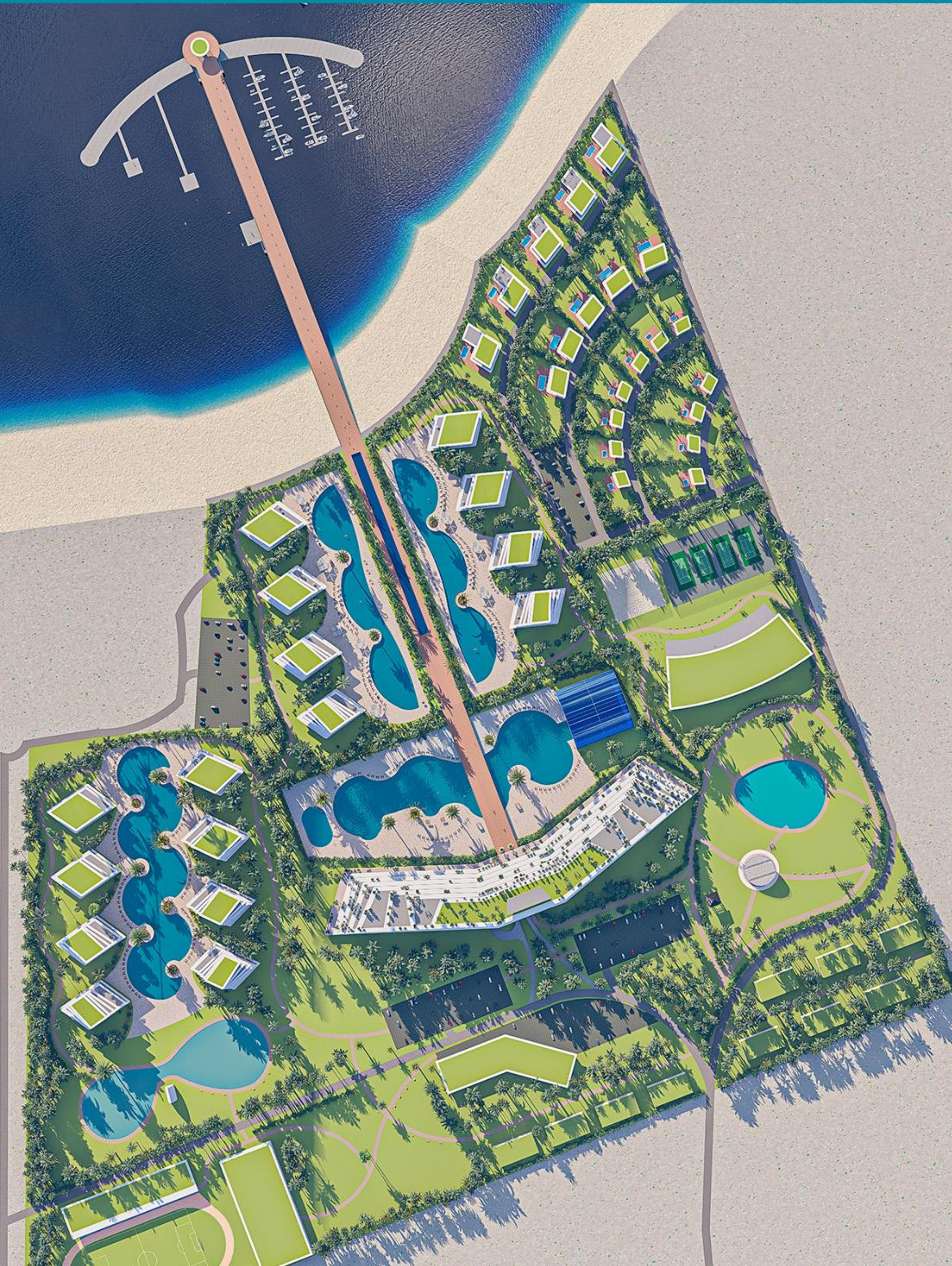
Operational framework of LIMÚ



LIMÚ (Boa Vista)

€187 million
Total investment

- 📍 Strategic location
- 🏠 Touristic, residential, productive and logistical zone
- 📄 Replicable model in other islands





Mónica Sofia Duarte

Founder of DuarGema Group

Founder and CEO, DuarGema Investment s.r.o. (2023 - present)

Founder, DuarGema House of Diaspora & Five Star Living (2021 - present)

Founder, Cape Verde Real Estate s.r.o. (2021 - present)

Founder and President, Czech-Cape Verdean Chamber of Commerce (2020 - present)

Founder and Board President, Nadêje Cape Verde Foundation (2018 - present)

Education

Business Management, European Institute, Prague, CZ (2021 - 2023)

Corporate Finance, University of Finance and Administration, Prague, CZ (2017 - 2020)

Technological Engineering, Instituto Superior Técnico, Lisbon, Portugal (2009 - 2014)



Are you ready to shape the future?
Be part of the transformation
of Cape Verdean tourism



**Cape Verde is the
future of tourism**

And together, we must
start building it today!

**We appreciate your
time and interest!**
-Mônica Sofia Duarte